



GAIL FARBER, Director

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS**

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE

November 15, 2016

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

39 November 15, 2016

LORI GLASGOW
EXECUTIVE OFFICER

**CONSTRUCTION-RELATED CONTRACT
PUBLIC BUILDINGS CORE SERVICES AREA
CAMP JOSEPH SCOTT DORMITORY RENOVATION
CATEGORICAL EXEMPTION
ESTABLISH CAPITAL PROJECT AND
APPROVE PROJECT SCOPE AND BUDGET
SPECS. 7424; CAPITAL PROJECT NO. 87366
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

Approval of the recommended actions will establish the Camp Joseph Scott Dormitory Renovation project; approve the proposed project scope and budget; and authorize the Director of Public Works or her designee to proceed with design and construction of the proposed project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the Camp Joseph Scott Dormitory Renovation project is categorically exempt from the California Environmental Quality Act for the reasons stated in this letter and in the record of the proposed project.
2. Establish and approve the Camp Joseph Scott Dormitory Renovation project, Capital Project No. 87366, and approve the total project budget of \$4.5 million.
3. Authorize the Director of Public Works or her designee to deliver the project using a Board approved Job Order Contract.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the proposed project exempt from the California Environmental Quality Act (CEQA); establish and approve the project; approve the project scope and budget; and authorize the Director of Public Works or her designee to deliver the project using a Board approved Public Works Job Order Contract (JOC).

Background

On July 26, 2016, the Board, by motion from Supervisors Kuehl and Antonovich, instructed the Interim Chief Probation Officer, the Chief Executive Officer (CEO), and Public Works to submit a report with the Fiscal Year 2016-17 Supplemental Changes Budget that includes an analysis on the feasibility of renovating the dormitory style facility at Camp Joseph Scott to provide a small group therapeutic model for girls and young women conforming to the LA Model concept and a corresponding funding plan.

On September 27, 2016, Probation, CEO, and Public Works submitted a feasibility report to the Board on a design concept that will meet the intent of the LA Model by keeping the renovation within the current structure of the dormitory building and providing housing for a total of 48 girls and young women. The projected cost of construction for the complete renovation and improvement of the dormitory building is \$4.5 million.

Project Description

Camp Joseph Scott is located at 28700 Bouquet Canyon Road in Santa Clarita. Camp Joseph Scott has one detention-style dormitory building constructed in 1966, with a maximum capacity of 110 minors. The existing masonry building is 9,834 square feet, and consists of an open sleeping room with shared facilities, such as lounge, restrooms, and showers. The minors are monitored by staff located at a control station in the center of the dormitory. Camp Joseph Scott's current daily population ranges from 25 to 35 minors.

To achieve the small-group therapeutic model at Camp Joseph Scott that is youth centered and home-like, the interior of the existing dormitory will be completely reconfigured to create four small housing modules, each with two 6-bed sleeping rooms, a living room, a restroom with individual toilet and shower compartments, and a laundry room similar to the cottages at Campus Vernon Kilpatrick. In addition, there will be shared spaces, such as group counseling rooms, a mental health office, and a medical exam room. This configuration will emphasize a small group living concept that is unique to the LA Model. Each 12-youth group module stays together to foster relationship building and peer support while at the facility. It is anticipated that this type of configuration, with the various support services and programming, will improve the well-being of the minors and potentially lead to a reduction in recidivism.

In addition to the interior reconfiguration of the dormitory building, the building systems, such as the heating ventilation and air conditioning, electrical, and roofing systems will be replaced to improve energy efficiency and functionality. These upgrades will add approximately 20 to 30 more years of usable life to the building.

The design will be carried out through Board-approved Public Works as-needed architectural/engineering design services agreements. Following completion of the construction documents and jurisdictional approvals, construction will be completed using a Board approved Public Works JOC.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Services Delivery (Goal 3). In this case, the County is supporting these goals by planning to renovate an aging building that no longer serves its function. The renovated dormitory building proposed will extend the usable life of the building, meet the intent of the LA Model, improve the well-being of the minors, and potentially a reduction in recidivism.

FISCAL IMPACT/FINANCING

The total estimated project cost for the proposed Camp Joseph Scott Dormitory Renovation is \$4.5 million, which includes design, construction, project management, change order contingency, and furniture, fixtures, and equipment.

On September 27, 2016, the Board adopted the Fiscal Year 2016-17 Supplemental Budget, including the appropriation of \$4.5 million in net County costs for this proposed project. There is currently sufficient appropriation in Capital Project No. 87366 to fully fund the project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The contracts will contain terms and conditions supporting the Board's ordinances, policies, and programs, including, but not limited to: Child Support Compliance Program; Contractor Responsibility and Debarment; Contractor Employee Jury Service Program; Defaulted Property Tax Reduction Program; County's Greater Avenues for Independence (GAIN) and General Relief Opportunities (GROW) Programs; Report of Improper Solicitations; Contract Language to Assist in Placement of Displaced County Workers; Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law); and Local and Targeted Worker Hiring Program for contracts executed after October 31, 2016.

As required by the Board, language will be incorporated into the project contract documents stating that the contractor shall notify its employees, and shall require each subcontractor to notify its employees that they may be eligible for the Federal Earned Income Credit under the Federal Income Tax Law (Federal Income Tax Law, Internal Revenue Service Notice 1015).

In accordance with the Board's Civic Art Policy amended on August 11, 2015, the project budget includes 1 percent of design and construction costs to be allocated to the Civic Art Fund (\$30,000).

ENVIRONMENTAL DOCUMENTATION

The proposed project is categorically exempt from CEQA. The project, which includes interior and exterior renovations, replacements and upgrades as well as Americans with Disabilities Act path of travel upgrades, roof replacement and utility work, is exempt under Section 15301(a), (c), (d) and (f); Section 15302 (c); and Section 15303 (d) of the State CEQA Guidelines and Class 1 (c), (d), (i) and (h) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, since the project consists of interior and exterior renovation and replacement of the building infrastructure with negligible or no expansion of use where replacement facilities at the site will have

the same purpose and the capacity will be reduced. In addition, the project is not located in a sensitive area and there are no cumulative impacts, unusual circumstances, adverse change in the significance of a historical resource or other limiting factors that would make the use of the exemption inapplicable based on the records of the proposed project.

Upon the Board's approval of the proposed project, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The existing operations at Camp Joseph Scott will need to be temporarily relocated to Camp Kenyon Scudder, an adjacent Probation camp for girls and young women, during construction to allow the contractor total access to the site to expedite delivery of the proposed project.

Camp Kenyon Scudder currently has a bed capacity of 85 minors and a daily population that ranges between 26 and 32 minors. Consequently, there is adequate space at Camp Kenyon Scudder to accommodate the additional Camp Joseph Scott operations, which has a daily population range between 25 to 35 minors. There will be no negative impact on operations as there will be sufficient staff between both camps to accommodate the temporary relocation. Any remaining staff and managers would be temporarily re assigned to various vacancies throughout the Residential Treatment Services Bureau.

In addition, Camp Joseph Scott and Camp Kenyon Scudder have their individual buildings for services provided by the Department of Mental Health, Department of Health Services, and Los Angeles County Office of Education. Probation will work with these partner agencies prior to the relocation to ensure no interruption in services to the minors. Programming and community activities would continue as both camps currently work together to participate in various programs and services. Camp Kenyon Scudder sleeping quarters can also accommodate additional staffing when necessary.

CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Capital Programs Division, and Department of Public Works, Project Management Division II.

The Honorable Board of Supervisors

11/15/2016

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Respectfully submitted,

A handwritten signature in black ink that reads "Gail Farber". The script is fluid and cursive, with the first letters of each word being capitalized and prominent.

GAIL FARBER

Director

GF:TC:ec

c: Arts Commission
Auditor-Controller
Chief Executive Office (Capital Programs
Division)
County Counsel
Executive Office
Probation Department
Department of Public and Social Services
(GAIN/GROW Program)